

# Business Sale Overview Memo

## Central London Italian Cuisine Restaurant

### Business Opportunity Overview

An excellent opportunity exists to purchase the business and assets of a modern Italian cuisine restaurant in London SW1. The restaurant is situated on Holbein Place, close to King's Road, Sloane Square, The Cadogan Hall, Royal Court Theatre and the new Chelsea Barracks development. The restaurant occupies the ground floor and basement and is fully fitted for purpose throughout. The ground floor provides approximately 80 covers with delivery access to the rear. The basement comprises a bar, private hire room, fully fitted kitchen, storage and toilets.

Approximate Net Internal Areas:

Ground Floor	81 sq m	874 sq ft
Basement	106 sq m	1,336 sq ft
Total	187 sq m	2,210 sq ft

The premises are held on a lease expiring 24 March 2021, although we have been informed the current tenant has applied for a lease extension/new lease. The passing rent is £67,000 per annum exclusive, held inside the L&T 1954 Act. Interested parties are requested to specifically deal and formally register their interest with Kevin Counihan at SIA Group, who are acting as Agents on behalf of the Administrators.

### Planning / Licensing

The planning allows for restaurant (A3) use. There is a premises licence in place allowing alcohol to be served with food, details are as follows:

Monday to Friday	10.00am – 00.00am
Saturday	11.00am – 00.00am
Sunday	12.00pm – 23.30pm

### High Level Financial Information

*\*Accounts and Trading statements to follow.*



### Assets for Sale

- Leasehold (With Consent to Extend)
- Fixtures, Fittings & Restaurant Equipment
- Catering & Kitchen Equipment
- Goodwill / Trading Name
- Domain name and Website
- Stock

### Further Information

Requests for further information should be addressed to Kevin Counihan of SIA Group. Contact details have been provided below.

Interested parties are invited to register their level of interest. Access to additional information will be provided on request. We reserve the right to request receipt of a signed NDA. All offers to be supported by proof of funding.

For further information please contact:

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